

JEFFERSON COUNTY COMMISSIONERS
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KEN WEBER, CHAIR

CHUCK NOTBOHM

TOM LYTHGOE

**PROCEEDING OF THE BOARD OF COMMISSIONERS
COUNTY OF JEFFERSON, STATE OF MONTANA
June 19, 2007**

Present: Commissioners Lythgoe, Notbohm and Weber; Harold Stepper and Mike Hoffman, County Planners; Tara Mastel, JLDC; Marga Lincoln, *Helena Independent Record*; Jan Anderson, *Boulder Monitor/Jefferson Courier*; Ernie Kennison, Bob Marks, Joe Schmaus, Nancy Griffin, Helen Smith

REPORTS

Receipt of May cash report from Treasurer.

CALENDAR REVIEW

- 6/21 CTAC - Whitehall - 8:00
Safety Committee - 9:30
Salary Compensation Committee - 1:30
RMDC - Helena - 3:30
Zoning Commission meeting - 4:00
MTAG - 5:00
6/23 Meeting with Elkhorn residents and Elkhorn Goldfields - 10:00

COMMISSION REPORTS

COUNTY INSURANCE

Commissioner Weber reported that the Commission met with Anna Cossel of HUB insurance on the 13th to review the County's insurance. She will be helping to identify ways to increase safety. Anna is wondering if they need to review the buildings on the south campus. Tara Mastel, JLDC, stated that they are looking at another insurance carrier, as they are looking at selling the buildings within the next year. She stated that she would get back to Commissioner Weber about this.

MACo DISTRICT MEETING

Commissioner Weber reported that he and Commissioner Lythgoe attended the MACo District

meeting in Dillon on the 14th. The meeting went well; they wrapped up some legislative items that MACo had sponsored.

BLM PUBLIC MEETING

Commissioner Lythgoe reported that he and Commissioner Notbohm attended a public meeting put on by the BLM regarding Sheep Mountain Road. He estimated that there were between 70 and 90 people in attendance. He also noted that Rick Hotaling of the BLM did an excellent job of answering questions posed by the public. Commissioner Notbohm stated that Mike Hoffman and Harold Stepper were also there and were able to field some questions regarding planning issues. There were some good questions; people are not aware of how the planning process works, so they were able to get some answers.

MOSQUITO BOARD

Commissioner Notbohm stated that the mosquito board recently met. Bill Hadfield recently did some testing, and found the highest larva count ever. The sprayers are trying to keep on top of things, but there is a lot of standing water in the area for breeding spots. Commissioner Weber asked if pellets are available to the public. Commissioner Notbohm answered that they are not at this time, but this has been discussed.

SUBDIVISION REVIEW

FINAL PLAT APPROVAL - WILD ROSE MINOR

Mike Hoffman, County Planner, presented his staff report for this 4-lot minor subdivision seven miles west of Whitehall. The parcel consists of 26.23 acres, which will be divided into lots ranging in size from 3.91 acres to 22.12 acres. Mike recommended that final plat approval be granted. Commissioner Lythgoe moved to grant final plat approval to the Wild Rose Minor subdivision. Commissioner Weber seconded. The motion carried.

DISCUSS AND DECIDE ON EMERGENCY ACCESS FROM OHIO GULCH TO SHEEP MOUNTAIN 1, 2, 3 AND 4 SUBDIVISIONS

Harold Stepper, County Planner, stated that this came about through the BLM scoping work. The conditions of approval didn't specify what condition the emergency access road had to be brought to. He and Joe Carter have gone up to view the road, and they decided that the switchbacks should be included in the portion of road that is to be brought to county standards. Lots 1 and 2 have access from this piece of road. Commissioner Lythgoe stated that it doesn't say that the roads have to be designed to county standards. Harold noted that the first sentence states that all roads need to be to county standards. Commissioner Weber stated that for clarification, it might be better to define what the "upper reaches" of the road are, i.e. north of Sheep Mountain. Commissioner Lythgoe reiterated that it still doesn't say that this needs to be to county standards. Commissioner Weber noted that this is because portions of the road are not within the subdivision. Harold stated that he can make this change. Commissioner Notbohm noted that most of the road that they are talking about is on the BLM. Commissioner Lythgoe stated that Harold needs to re-write the paragraph so that it requires all roads within the

subdivision to have a stamped, engineered plan and the roads in the other area to be to county standards, also with an engineered plan.

Joe Schmaus stated that there will be some hesitation on Mr. Frasier's part; it is his intent with the engineers to have a cul-de-sac on the east exit of the subdivision and a shared driveway to lots 1 and 2. He won't know for sure how he will feel about this until he has a chance to discuss it with him. He noted that the road is only accessing two lots, and the road is already open to public access. Commissioner Weber pointed out that all roads within a subdivision are public roads. However, if they change the designation to that of a driveway this will change, as a driveway is not public.

The Commission discussed the plans presented and noted that Joe Carter has not yet been consulted with this. The subdivision came in before the county's requirement to have road plans in first, or they wouldn't be in this position. It was noted that an answer should be in from the BLM by August.

Commissioner Lythgoe moved to not act on this at this time, but to re-agendize for July 17th. Commissioner Notbohm seconded. Discussion followed. Commissioner Notbohm stated that under the circumstances, the developer is somewhat caught in the middle. With only two lots, he feels that they can grant some leniency and soften the restrictions on that section. Joe stated that they are hoping not to see a lot of increased use on Ohio Gulch. He should be able to discuss this with Mr. Frasier by the 17th. Bob Marks stated that he has no quarrel with putting this off. It would be worthwhile to publish what the issue is. Every time he has attended a meeting on this, it becomes fluid. He thinks that the proposal Harold brought in makes sense. If everyone knew what the proposal is beforehand, it would be helpful. Mike Hoffman stated that he is neutral on the proposal; he would like something on paper from the developer outlining what they are proposing. Matt stated that this is a good example of where adequate notice for change to a preliminary plat is needed. He agrees that the Commission needs another hearing on this. Joe stated that he does have a preliminary print of this, and he can get the engineer to update the drawing and get it to Joe and the planners. Helen Smith stated that she is an interested party, and she would like to second what Mr. Marks said. It would be nice to have some information in advance. The motion carried.

CORRESPONDENCE

Commissioner Weber read a letter from Ernie Kenison, thanking the Commission for appointing him to serve on the north-end metal mines grant committee.

The Commission has received the annual agreement for the MCH grant through DPHHS. Commissioner Notbohm moved to allow Commissioner Weber to sign. Commissioner Weber seconded. The motion carried.

ITEMS FOR COMMISSIONERS ACTION OR REVIEW

JLDC UPDATE

Tara Mastel, JLDC Manager, came before the Commission to give an update on what the JLDC has been working on in the past month.

Some shingles and sheeting blew off of buildings on the south campus; this has been repaired. She and Harold met the previous week regarding the subdivision of the property, as they want to move forward with this.

MTAG is scheduled to meet on Thursday. The mill is in operation, and the mine currently has approximately 200 employees. At the CTAC meeting, it was discussed that Golden Sunlight has 150 employees and 40 contractors. The wind development project continues to progress. They are also working with Fish, Wildlife and Parks for post-closure land use.

Leadership training through Horizons has been completed in Boulder and Whitehall. Many groups are continuing to meet. The next step is the visioning process which will take place this fall, and will require 15% community participation.

Tara stated that the Boulder Housing Task Force has elected officers and changed their name to the Boulder Housing Advisory Committee. They have drafted by-laws and a joint resolution to be adopted by the city and county. In Boulder, the land is in the hands of NAHN, and Harold has been so instrumental in this happening. They also have a buy-sell on property in Whitehall for a project there. They may need some assistance from the county to make it happen; possibly a bridge loan.

The Ad Hoc committee has met several times over the past few months. The documents drafted have cleared legal at MSU and need approval from the Extension Service. They will then go before the Commission for public comment.

The JLDC held its annual planning meeting the previous week. They discussed rotating their meeting sites throughout the county, and also discussed their work plan for the coming year. Commissioner Weber stated that when the Commission first approached the JLDC about stepping into the housing program, he was a little hesitant. There is a huge amount of work that has been done, and he is so thankful to everyone that has become involved.

SIGN CRUSHING AGREEMENT WITH BULLOCK CONSTRUCTION

Commissioner Weber stated that Ash Grove has agreed to let us crush on their property and store the gravel there; they are asking for 5,000 yards of gravel in return. Commissioner Weber moved to sign the agreement. Commissioner Lythgoe seconded. The motion carried. Commissioner Lythgoe stated that the County will pay a total of \$177,660 over several years. Bullock will charge no interest, and will allow the County to pay over several years.

**DISCUSS AND DECIDE ON CONTINUATION OF CONTRACT FOR NORTH-END
WATER/SEWER DISTRICT**

Commissioner Weber stated that he would recommend that this be moved to a future agenda, after the budget discussion. It will cost the County a significant amount to continue.

Commissioner Lythgoe stated that it is very important to follow through with this on the north end. However, he agrees that it would be good to put this off for a bit. Commissioner Notbohm stated that he concurs, and also agrees that this is an important project.

OPPORTUNITY FOR PUBLIC COMMENT

Ernie Kenison stated that he would like to give a personal testimonial regarding the Horizons project in Boulder. This program is designed to attack poverty and instill leadership in the community. The study circles present an opportunity for people who would never, under ordinary circumstances, meet and converse to do just that. And they didn't want to stop talking. The amount of self-worth and self-confidence he sees in people since this started is astounding. As for he and his wife, it is tough to even describe the benefits of this program. He wanted to express his appreciation to Tara and everyone involved. Commissioner Weber stated that he shares Ernie's feelings; the whole process was wonderful.

Commissioner Lythgoe moved to adjourn. Commissioner Notbohm seconded. The motion carried.

MEETING ADJOURNED

ATTEST:

**BONNIE RAMEY
CLERK AND RECORDER**

KEN WEBER, CHAIR

TOMAS E. LYTHGOE, COMMISSIONER

CHUCK NOTBOHM, COMMISSIONER